



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

June 25, 2024

ROGERS ENGINEERING, LLC
RODNEY K. ROGERS
1105 S.E. 3RD AVENUE
OCALA, FL 34471

PROJECT NAME: JUMBOLAIR HANGAR COMPLEX PHASE 2 - CONCEPTUAL PLAN
PROJECT #2024050073 APPLICATION #31602 PARCEL #14105-000-00

Dear Rodney:

Below are the reviewers' comments for the above referenced project.

If you have any questions, please feel free to contact me at (352) 671-8686 or developmentreview@marionfl.org.

Sincerely,

Development Review Team
Office of the County Engineer

CONTACT INFORMATION FOR PLAN REVIEWERS

Department / Division	Point of Contact	Phone Number	Email
911 - 911 Management	Rotation	(352) 671-8460	N/A
DOH - Environmental Health	Dan Dooley	(352) 622-7744	Daniel.Dooley@flhealth.gov
ENGDRN - Stormwater	Joss Nageon de Lestang	(352) 671-8686	Jocelyn.Nageondelestang@marionfl.org
ENGIN - Development Review	Carla Sansone	(352) 671-8682	Carla.Sansone@marionfl.org
ENGPJ - Engineering Construction	Bert Yancey	(352) 671-8683	Bert.Yancey@marionfl.org
ENRAA - Right-of-Way Acquisition	Cheryl Weaver	(352) 671-8679	Cheryl.Weaver@marionfl.org
ENGSR - Survey	Gerry Gowen	(352) 671-8686	Gerald.Gowen@marionfl.org
ENGTRF - Traffic	Chris Zeigler	(352) 671-8686	Christopher.Zeigler@marionfl.org
FRMSH - Fire Marshal	Ken McCann	(352) 291-8000	Ken.McCann@marionfl.org
LSCAPE - Landscaping (Parks)	Susan Heyen	(352) 671-8556	Susan.Heyen@marionfl.org
LUCURR - Planning	Chris Rison	(352) 438-2675	Christopher.Rison@marionfl.org
UTIL - Utilities	Carrie Hyde	(352) 307-6168	Carrie.Hyde@marionfl.org
ZONE - Zoning	Rotation	(352) 438-2675	N/A

June 25, 2024

PROJECT NAME: JUMBOLAIR HANGAR COMPLEX PHASE 2 - CONCEPTUAL PLAN

PROJECT #2024050073 APPLICATION: #31602

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Any future plans submitted must show the entire property as well as the road being accessed since this plan only shows a portion of the property.
- 2 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Building will require a septic permit through the Department of Health in Marion County before building can begin.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: The concept plan proposes development of additional hangars located on a 40.14 ac parcel (PID 14105-000-00) that is currently zoned A-1. The plan currently proposes 1 new DRA for the project site. Per the MCPA, the existing impervious coverage is 422,450 SF. The total proposed impervious coverage for the site has not been identified. A Major Site Plan submittal and stormwater management system will be required for this project. Please review Marion County Land Development Code 6.13 for stormwater management technical standards. There is a County Flood Prone Areas on-site. Please ensure LDC 6.13 is met with the Major Site Plan.
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: No comments
- 6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: comply with Marion County Land Development Code for Tree protection, Landscape and Irrigation
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 - Connection Requirements
STATUS OF REVIEW: INFO

June 25, 2024

PROJECT NAME: JUMBOLAIR HANGAR COMPLEX PHASE 2 - CONCEPTUAL PLAN

PROJECT #2024050073 APPLICATION: #31602

REMARKS: MCU service area but outside connection distance to closest water & sewer to this parcel. Connection required within 365 days' notice of availability.

9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: Approval of this concept plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.

10 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant

STATUS OF REVIEW: INFO

REMARKS: A site improvement plan shall show fire department water supply within 400 feet from the closest point on the building. The measurement shall be taken by a stabilized roadway from the fire department water supply to the building.

11 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads

STATUS OF REVIEW: INFO

REMARKS: Fire department access roads shall be provided such that any portion of an exterior wall of the building is located not more than 150 feet from the fire department access road (Per Florida Fire Prevention Code Chapter 18.2.3.2.2). When buildings are protected throughout by a fire sprinkler system that distance is permitted to be increased by 450 feet.

12 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2.D - Fire Department Connections

STATUS OF REVIEW: INFO

REMARKS: If the proposed project contains a fire sprinkler system. The fire department connection must be out of the collapse zone which is defined as a minimum of 1 and ½ times the height of the highest portion of the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1).

13 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants

STATUS OF REVIEW: INFO

REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.

14 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: Property is Rural Land Use Designation. And A-1 Zoning. Hangars require either a SUP or are allowed as an accessory building with a max height of 30' in approved fly in communities only. This site appears to have been an airport of some kind for a while. Either a Policy 1.20 Letter (Consistent with FLUE Policies 10.1.1 and 10.1.5 Or get a land use and zoning change. What is the intended use of the hangars, who will use them? will there be an affidavit that these are for use of residents within the Jumbolair

June 25, 2024

PROJECT NAME: JUMBOLAIR HANGAR COMPLEX PHASE 2 - CONCEPTUAL PLAN

PROJECT #2024050073 APPLICATION: #31602

Hamlets?

15 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: INFO

REMARKS: Setbacks are being met.

16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?

STATUS OF REVIEW: INFO

REMARKS: Property is Rural Land Use Designation. And A-1 Zoning. Hangars require either a SUP or are allowed as an accessory building with a max height of 30' in approved fly in communities only. This site appears to have been an airport of some kind for a while. Either a Policy 1.20 Letter (Consistent with FLUE Policies 10.1.1 and 10.1.5 Or get a land use and zoning change.

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?

STATUS OF REVIEW: INFO

REMARKS: Rural land does not allow for a FAR without SUP or Recognition of Pre-Existing Use (see Policies 10.1.1 and 10.1.5). What is the intended use of the hangars, who will use them? will there be an affidavit that these are for use of residents within the Jumbolair Hamlets?

18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(7 & 9) - Tracts Uses/Building Designations Provided for 911/Platt?

STATUS OF REVIEW: INFO

REMARKS: Specific uses are not shown, will these be rented to the general public? will there be commercial uses in them?

19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: INFO

REMARKS: An Environmental Assessment will be required

20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.12.2.A - [Local Road right-of-Way Provided?]

STATUS OF REVIEW: INFO

REMARKS: Access should not cut across other parcels

21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.F - Concurrency Approval vs Deferral Elected?

STATUS OF REVIEW: INFO

REMARKS: Concurrency note will be required

22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: Sec. 2.13.1.C – A conceptual layout of the project.

June 25, 2024

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Sec. 2.13.1.D – Any special details for which the applicant is seeking input from the County.

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)1.2.3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

DEPARTMENT: [[REV_DEPT]] - [[DESCRIPTION]]

REVIEW ITEM: [[ITEM]]

STATUS OF REVIEW: [[STATUS]]

REMARKS: [[REMARKS]]

June 25, 2024

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Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
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DEVELOPMENT REVIEW PLAN APPLICATION

Date: _____

A. PROJECT INFORMATION:

Project Name: _____

Parcel Number(s): _____

Section _____ Township _____ Range _____ Land Use _____ Zoning Classification _____

Commercial Residential Industrial Institutional Mixed Use Other _____

Type of Plan: _____

Property Acreage _____ Number of Lots _____ Miles of Roads _____

Location of Property with Crossroads _____

Additional information regarding this submittal: _____

B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

Engineer:

Firm Name: _____ Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email(s) for contact via ePlans: _____

Surveyor:

Firm Name: _____ Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email(s) for contact via ePlans: _____

Property Owner:

Owner: _____ Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email address: _____

Developer:

Developer: _____ Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

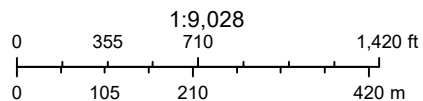
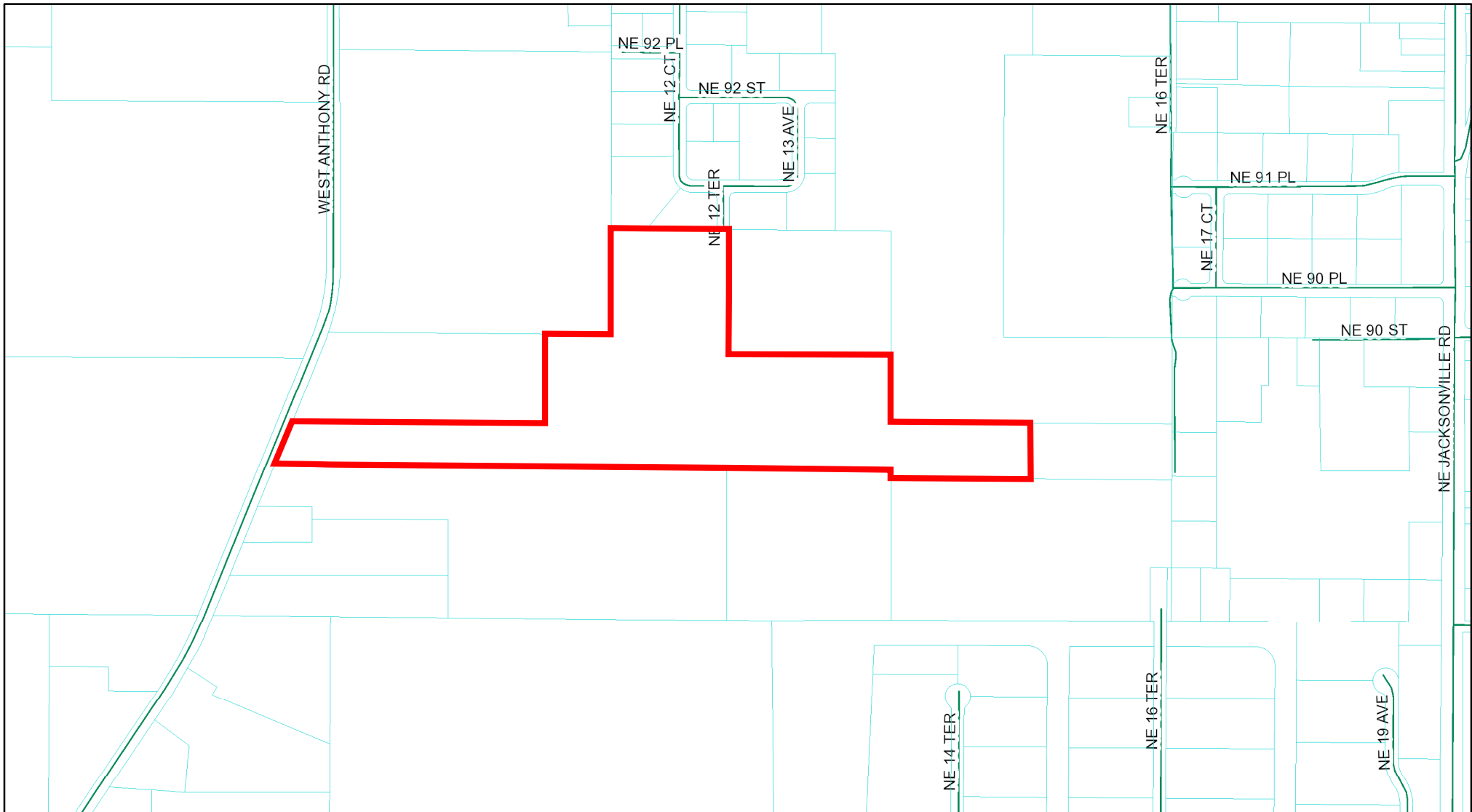
Email address: _____

Revised 6/2021



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

Updated every 24 hours



14105-000-00 LOCATION MAP

5/28/2024
Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



DATE: 02/26/2021 02:51:26 PM

FILE #: 2021024912 OR BK 7393 PGS 1528-1531

REC FEES: \$35.50 INDEX FEES: \$0.00

DDS: \$35648.20 MDS: \$0 INT: \$0

**This Document Prepared By
and Return to:**

W. James Gooding III
Gilligan, Gooding, Batsel, Anderson & Phelan, P.A.
1531 SE 36th Avenue
Ocala, FL 34471

Project: Merschman sale to Ascendancy

Property Appraiser's Parcel ID Nos. 14598-000-02; 14598-000-06; 14598-000-07; 14598+001-00; 14598+002-00;
14598-003-01; 14598+003-01; 14598+003-02; 14598-103-01; 14598-103-02; 14598-103-03; 14598-103-04; 14598-103-05;
14105-000-00; 14598-001-01; 14598-001-03; 14598-003-02; 14598-003-03; 14598-003-04; 14598-003-05; 14598-003-06;
14598-003-07; 14598-003-08; 14598-003-09; 14598-003-10; 14598-003-11; 14598-003-12; 14598-003-13; 14598-003-15;
14598-003-16; 14598-003-17; 14598-003-18; and 14598-002-07

Rec. \$35.50

Doc. Stamps \$35,648.20

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25 day of February, 2021, by:

- The following ("Grantor"¹), whose address is 9327 SW 77th Street, Ocala, FL 34481:
 - Jumbo Holding, LLC, a Florida limited liability company (As to all Parcels except 60 on attached **EXHIBIT A**); and
 - Frank J. Merschman (As to Parcel 60 on attached **EXHIBIT A**);

In favor of:

- Jumbolair Development, LLC, a Florida limited liability company, whose mailing address is P.O. Box 510310, Melbourne, FL 32951 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Marion County, Florida, to wit:

See attached EXHIBIT A.

Each party designated as Grantor hereunder conveys the portion(s) of the land described on the attached **EXHIBIT A** owned by such Grantor as set forth above and makes the covenants and warranties herein only as to such portion(s) of the land and not as to any portion(s) not owned by such Grantor.

Grantor does hereby covenant that, at the time of the delivery of this deed, the land was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

¹ Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

Grantor hereby represents and warrants that the above property is not its homestead or contiguous thereto and that Grantor does not reside on such property. Furthermore, no member of the Grantor's family, dependent upon Grantor for support, resides on the property

Subject to: (a) taxes for the current year; and (b) easements, limitations, covenants, restrictions, and other matters of record, if any, but provided, however, that such reference shall not serve to reimpose same.

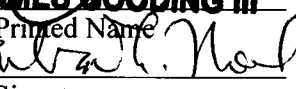
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.



Witness Signature

W. JAMES GOODING III

Witness Printed Name



Witness Signature

BARBARA A. NOEL

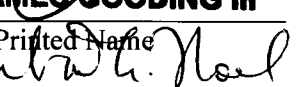
Witness Printed Name



Witness Signature

W. JAMES GOODING III

Witness Printed Name

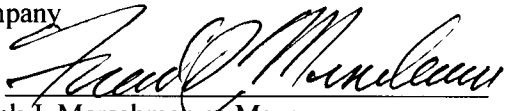


Witness Signature


BARBARA A. NOEL

Witness Printed Name

Jumbo Holding, LLC, a Florida limited liability company

By: 

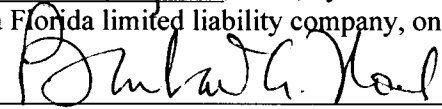
Frank J. Merschman as Manager



Frank J. Merschman

STATE OF FLORIDA
COUNTY OF MARION

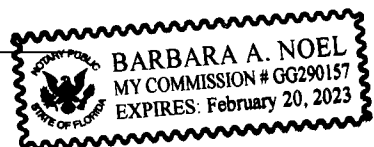
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of February, 2021, by Frank J. Merschman individually, and as Manager of Jumbo Holding, LLC, a Florida limited liability company, on behalf of the company.



Notary Public, State of Florida

Name: **BARBARA A. NOEL**
(Please print or type)

Commission Number:
Commission Expires:



Notary: Check one of the following:

☐ Personally known OR ☒ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: FL DL.

EXHIBIT A

PARCEL 33:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, Block C and Tracts A, B-1, B-2, B-3, B-4, Water Retention Area #1, Water Retention Area #2, and the rights-of-way for N.E. 14th Terrace, N.E. 16th Terrace and N.E. 19th Avenue of JUMBOLAIR AVIATION ESTATES UNIT TWO, according to the plat thereof as recorded in Plat Book 11, Page 75 through 77, Public Records of Marion County, Florida.

PARCEL 34:

Lots 1, 3, Block A, Water Retention Area #1 and Water Retention Area #2 and Tracts A, B, F, G, and the rights-of-way for N.E. 84th Street, N.E. 14th Terrace, N.E. 16th Terrace and N.E. 19th Avenue of JUMBOLAIR AVIATION ESTATES UNIT ONE REPLAT, according to the plat thereof recorded in Plat Book 7, Page 135, Public Records of Marion County, Florida. Less and Except any portion contained in Book 2928, Page 679.

PARCEL 45:

Tract C, (Reserved for open space and landscape areas & dedicated by Plat to Jumbolair Aviation Estates HOA Inc) and Part of Tract A. (Reserved for airplane taxiway & Airstrip dedicated by Plat to Jumbolair Aviation Estates HOA Inc.), Plat Book 7, Page 135, JUMBOLAIR AVIATION ESTATES UNIT ONE REPLAT,

Less and Except any of the following:

Plat Book 11, Page 75, JUMBOLAIR AVIATION ESTATES UNIT 2.

PARCEL 56:

The South 4 chains of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 16, Township 14 South, Range 22 East, Marion County, Florida.

PARCEL 57:

The South 7 1/2 chains of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 14 South, Range 22 East, Marion County, Florida.

And

That part of the South 200 feet of the North 620.00 feet of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 14 South, Range 22 East, Marion County, Florida, lying East of the West Anthony Road (County Road 451 - 60 feet wide) and the North 620 feet of the Northeast 1/4 of said Section 17, except the North 420 feet of the West 1037.14 feet thereof.

Less and Except from the Parcels above.

For a point beginning commence at the Southeast corner of Section 8, Township 14 South, Range 22 East, Marion County, Florida; thence along the East boundary of said Section 8, N 00° 21' 53" W, 494.92 feet; thence departing from said section line N 89° 26' 17" W, 758.43 feet to a point on the East right of way of NE 12th Terrace (60' right of way); thence S 00° 14' 29" E, 573.56 feet; thence S 89° 22' 39" E, 759.23 feet to a point on the East boundary of Section 17, Township 14 South, Range 22 East; thence along said East boundary N 00° 02' 39" W, 79.45 feet to the point of beginning.

PARCEL 60:

Lot 7, Block B, of JUMBOLAIR ESTATES UNIT ONE REPLAT, according to the plat thereof recorded in Plat Book 7, Page 135, Public Records of Marion County, Florida.

AS TO ALL OF THE FOREGOING PARCELS, together with a perpetual, non-exclusive easement over and across the following described property:

An Easement of variable width for access along an asphalt runway located in Sections 8 and 17, Township 14 South, Range 22 East, Marion County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of said Section 8; thence along the East boundary of said Section 17 and along the East boundary of the lands described in Official Records Book 3015, Page 1981 through 1983 of the Public Records of Marion County, Florida South 00°19'13" West 79.40 feet to the Southeast corner of said lands; thence along the South boundary of said lands, North 89°00'18" West 382.77 feet to a point on a 7200.00 foot radius non-tangent curve concave to the East whose radius point bears South 80°22'46" East; thence Northerly, departing said Southerly boundary and along said curve through a central angle of 04°39'14" an arc distance of 584.81 feet to a point of non-tangency on the North boundary of said lands described in Official Records Book 3015, Pages 1981 through 1983 of the Public Records of Marion County, Florida; thence along said North boundary South 89°03'41" East 261.91 feet to the East boundary of said Section 8; thence departing said North boundary and along said East boundary of Section 8, South 00°01'45" East 494.94 feet to the Point of Beginning. Said lands situate, lying, and being in Marion County, Florida.

E:\JG\Merschman\Sale to Ascendancy\Closing\Deeds\SWDeeds\Special Warranty Deed to JD.docx



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card Real Estate

14105-000-00

[GOOGLE Street View](#)

Prime Key: 266965

[Beta MAP IT+](#)

Current as of 5/28/2024

[Property Information](#)

[M.S.T.U.](#)[PC:](#) 99

Acres: 40.14

JUMBOLAIR DEVELOPMENT LLC
PO BOX 510310
MELBOURNE FL 32951-0310

[Taxes / Assessments:](#)

Map ID: 176

[Millage:](#) 9001 - UNINCORPORATED[More Situs](#)

Situs: Situs: 8851 WEST ANTHONY RD
ALL UNITS OCALA

[2023 Certified Value](#)

Land Just Value	\$557,279
Buildings	\$0
Miscellaneous	\$1,828,940
Total Just Value	\$2,386,219
Total Assessed Value	\$2,386,219
Exemptions	\$0
Total Taxable	\$2,386,219

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$873,891	\$0	\$1,828,940	\$2,702,831	\$2,702,831	\$0	\$2,702,831
2022	\$873,891	\$0	\$158,816	\$1,032,707	\$1,032,707	\$0	\$1,032,707
2021	\$874,062	\$167,400	\$187,737	\$1,229,199	\$657,006	\$0	\$657,006

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1528	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$5,092,600
5970/1346	12/2013	31 CERT TL	0	U	I	\$100
5089/1716	08/2008	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$2,025,000
1810/0288	02/1992	08 CORRECTIVE	0	U	V	\$100
1762/1168	08/1991	07 WARRANTY	0	U	V	\$100
1366/0467	08/1986	05 QUIT CLAIM	0	U	V	\$100
1103/0420	03/1982	07 WARRANTY	0	U	V	\$1,000
1023/0035	06/1980	07 WARRANTY	0	U	V	\$35,960

[Property Description](#)

SEC 08 TWP 14 RGE 22
 S 495 FT OF SE 1/4 OF SE 1/4
 EXC COM AT THE SE COR OF SEC 8 TH N 00-21-53 W 494.92 FT TH N 89-26-17 W
 758.43 FT TH S 00-14-29 E 573.56 FT TH S 89-22-39 E 759.23 FT TH N 00-02-39 W
 79.45 FT TO THE POB &
 SEC 16 TWP 14 RGE 22
 S 4 CHS OF NW 1/4 OF NW 1/4 OF NW 1/4 &
 SEC 17 TWP 14 RGE 22
 S 200 FT OF N 620 FT OF NE 1/4 OF NW 1/4 E OF W ANTHONY RD &
 N 620 FT OF NE 1/4 EXC N 420 FT OF W 1037.14 FT

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5010		.0	.0	A1	8.96	AC							
2010		.0	.0	A1	4.74	AC							
2015		.0	.0	A1	3.44	AC							
9994		.0	.0	A1	1.00	UT							
9470		.0	.0	A1	1.50	AC							
9470		.0	.0	A1	1.50	AC							
9902		.0	.0	A1	20.00	AC							

Neighborhood 1459 - JUMBOLAIR AVIATION ESTATES
 Mkt: 8 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1981	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2013	4	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1989	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1989	2	0.0	0.0
144 PAVING ASPHALT	203,250.00	SF	5	1984	5	0.0	0.0
HAN HANGER	12,100.00	SF	40	2022	5	100.0	121.0
HAN HANGER	12,100.00	SF	40	2022	5	100.0	121.0
HAN HANGER	12,100.00	SF	40	2022	5	100.0	121.0
HAN HANGER	12,100.00	SF	40	2022	5	100.0	121.0
HAN HANGER	12,100.00	SF	40	2022	5	100.0	121.0
159 PAV CONCRETE	26,763.00	SF	20	2022	3	0.0	0.0
159 PAV CONCRETE	8,998.00	SF	20	2022	3	0.0	0.0
159 PAV CONCRETE	7,775.00	SF	20	2022	3	0.0	0.0
159 PAV CONCRETE	7,895.00	SF	20	2022	3	0.0	0.0
159 PAV CONCRETE	7,389.00	SF	20	2022	3	0.0	0.0
114 FENCE BOARD	96.00	LF	10	2022	3	0.0	0.0
112 FENCE WIRE/BD	1,356.00	LF	10	2022	3	0.0	0.0
114 FENCE BOARD	48.00	LF	10	2022	4	0.0	0.0
144 PAVING ASPHALT	99,880.00	SF	5	2022	5	0.0	0.0

[Appraiser Notes](#)

SURVEY IN SEC FOLDER

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
2023071042	7/25/2023	8/18/2023	EQUIPMENT SHELF
2023070059	7/7/2023	8/18/2023	EQUIPMENT SHELVING (INTERIOR)
2021122773	3/9/2022	5/3/2022	DEMO OF EXISTING METAL BUILDING 120; X 136; AND 1 QUONSET H
2021110896	2/16/2022	12/12/2022	HANGAR #1 100 X 120
2021110902	2/2/2022	12/12/2022	HANGAR # 3 100 X 120

2021110938	2/2/2022	12/12/2022	HANGAR # 4 120 X 100
2021110941	2/2/2022	12/12/2022	HANGAR # 5 100 X 120
2021111145	2/2/2022	12/12/2022	HANGAR # 2 100 X 120
2022121016	-	-	FUEL PUMP W/ CONCRETE PAD & LIGHT POLE